172.0	0006	0017.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	569,800	/	569,800
USE VALUE:	569,800	/	569,800
ASSESSED:	569,800	/	569,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALDERON JORGE A &
Owner 2:	HIDALGO YARICE A
Owner 3:	
Street 1:	93 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANNON MARY ELLEN -
Owner 2:	-
Street 1:	93 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,373 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Wood Shingle Exterior and 1107 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3373.000	203,600	1,400	364,800	569,800
Total Card	0.077	203,600	1,400	364,800	569,800
Total Parcel	0.077	203,600	1,400	364,800	569,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.72 | /Parcel: 514.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	114307
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0006-0017.B

!13348!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,500	1400	3,373.	364,800	569,700	569,700	Year End Roll	12/18/2019
2019	101	FV	184,200	1400	3,373.	359,600	545,200	545,200	Year End Roll	1/3/2019
2018	101	FV	183,700	0	3,373.	276,200	459,900	459,900	Year End Roll	12/20/2017
2017	101	FV	183,700	0	3,373.	260,600	444,300	444,300	Year End Roll	1/3/2017
2016	101	FV	183,700	0	3,373.	239,700	423,400	423,400	Year End	1/4/2016
2015	101	FV	173,200	0	3,373.	224,100	397,300	397,300	Year End Roll	12/11/2014
2014	101	FV	173,200	0	3,373.	206,400	379,600	379,600	Year End Roll	12/16/2013
2013	101	FV	173,200	0	3,373.	206,400	379,600	379,600		12/13/2012

PRINT

Date	Time
12/11/20	03:19:25

LAST REV

Date	Time
10/17/19	18:37:11
danam	
13348	

USER DEFINED

Prior Id # 1:	114307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANNON MARY ELL	68206-582		10/14/2016		483,000	No	No		
HANNON BEATRICE	48602-386		12/4/2006	Family	1	No	No		
	6319-527		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	732	Add Bath	5,500	C				
3/17/2017	282	Insulate	3,605	C				
11/23/2016	1456	Inter Fi	6,000	O				cnvrt Gar to livng
10/14/2016	1240	Redo Kit	1,500	O				KITCH CABS

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
2/15/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
7/22/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3373		Sq. Ft.	Site		0	70.	1.55	6									364,832						364,800	

Total AC/HA: 0.07743 | Total SF/SM: 3373 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 364,832 | Spl Credit | Total: 364,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.02979398
Adj $ / SQ:	180.729
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295127
Depreciation:	91489
Depreciated Total:	203638

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

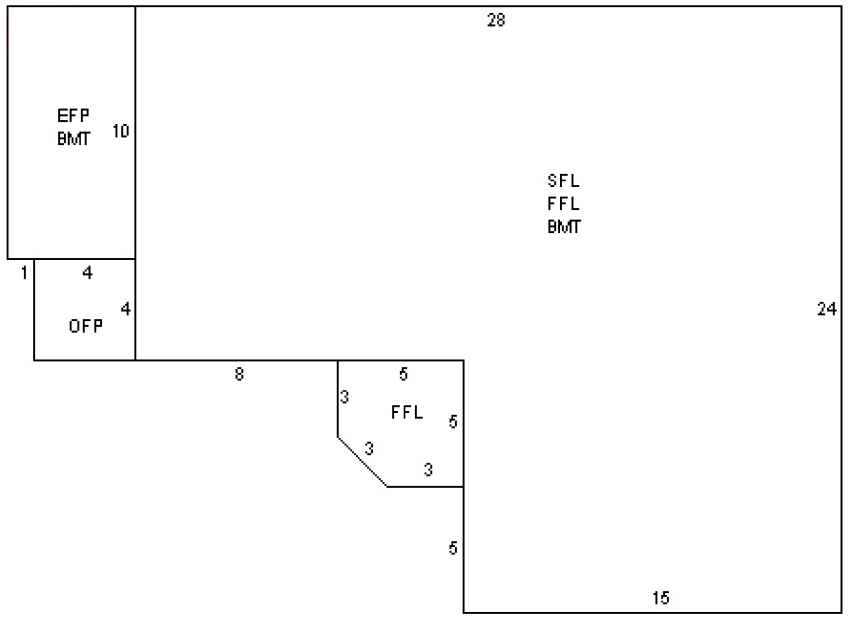
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.73
Special Features:	0	Val/Su Net:	115.35
Final Total:	203600	Val/Su SzAd	183.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	592	54.220	32,097
FFL	First Floor	565	180.730	102,112
SFL	Second Floor	542	180.730	97,955
EFP	Enclos Porch	50	74.760	3,738
OFP	Open Porch	16	45.310	725

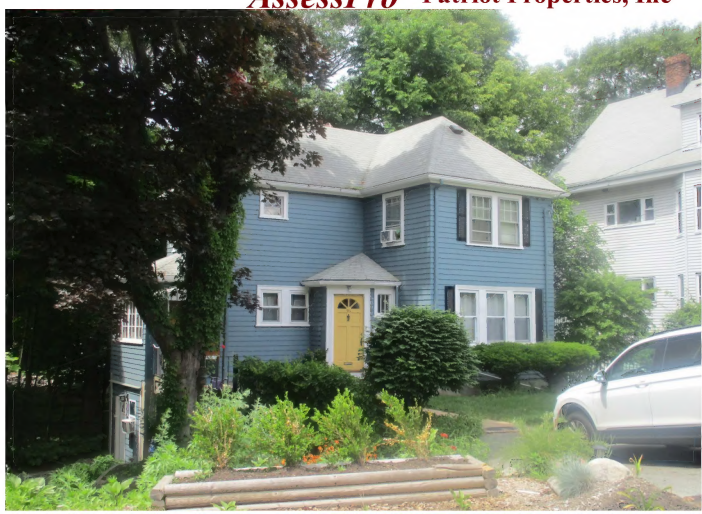
Net Sketched Area:	1,765	Total:	236,627
Size Ad	1107	Gross Are	1765	FinArea	1107
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0006-0017.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X11	A	AV	2016	5.35	T	5	101			600			600
19	Patio	D	Y	1	9X24	A	AV	2016	3.99	T	5	101			800			800

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400